

Section 12

R-S RESIDENTIAL-SUBURBAN COUNTRY ESTATES DISTRICT

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12.010 Intent.

The intent and purpose of the R-S residential suburban country estates district is to develop new residential areas subject to the provisions of Section 54, Planned Unit Development, and in compliance with the growth policy plan. The intent and purpose in existing R-S residential suburban country estates districts not considered part of an approved planned unit development is to allow single-household development on lots of one acre, or at the maximum density allowed by Montana Department of Environmental Quality regulations; and in compliance with the growth policy plan.

Amended Resolution 2001-09

12.020 Permitted uses.

Permitted uses in the R-S district are as follows:

A. Principal Uses.

Agricultural activity, on two and one-half acres or greater ($>2\frac{1}{2}$)

Dwelling, single-family

Dwelling, single-family manufactured home on permanent foundation (see Section 48)

Essential service (Type I)

Park and playground

Amended Resolution 2001-09

B. Conditional Uses.

Agricultural activity on less than two and one-half acres ($<2\frac{1}{2}$)

Churches

Community residential facilities

Day care centers

Day care home, group

Essential services (Type II)

FCC earth stations

Golf courses

Group homes

Veterinary uses

Other recreational uses

Schools

Temporary sales and office buildings

Any use approved as part of a planned unit development subject to provisions of
Section 54.

Amended Resolution 2001-09

C. Accessory Uses.

Day care home, family

Fences

Greenhouses

Guesthouses

Home occupations

Private garages

Private or jointly owned community center recreational facilities, pools, tennis courts
and spas

Signs, subject to Section 65

Temporary buildings and yards incidental to construction work

Tool sheds for storage of domestic supplies

Other building and structures typically accessory to residential or agricultural uses.

Amended Resolution 2001-09

12.030 Lot area and width.

A. Lot area and width in new R-S districts.

In R-S districts established after adoption of this regulation, lot area and width shall be determined through the PUD review procedures set forth in Section 54, in compliance with the growth policy plan.

Amended Resolution 2001-09

B. Lot area and width in established R-S districts.

1. In R-S districts established before adoption of this regulation, lot area and width shall be not less than one-acre in area and/or one hundred fifty feet (150') in width unless a community water and/or sewer system is utilized in which case lot width shall be a minimum of one hundred feet (100') and lot area shall be the maximum density allow by Montana Department of Environmental Quality.
2. In R-S districts established before adoption of this regulation, lot area and width may be determined through the PUD review procedures set forth in Section 54, in compliance with the growth policy plan.

Amended Resolution 2001-09

12.040 Lot coverage and floor area.

A. In R-S districts established after adoption of this regulations, lot coverage and floor area shall be determined through the PUD review procedures set forth in Section 54, in compliance with the growth policy plan.

Amended Resolution 2001-09

B. In R-S districts established before adoption of this regulation, not more than twenty-five percent (25%) of the lot area shall be covered by principal and accessory buildings. Each dwelling unit shall have a minimum of one thousand (1,000) square feet of floor area.

Amended Resolution 2001-09

C. In R-S districts established before adoption of this regulation, lot coverage and floor area may be determined through the PUD review procedures set forth in Section 54, in compliance with the growth policy plan.

Amended Resolution 2001-09

12.050 Yards.

A.

1. In R-S districts established after adoption of this regulations, lot setbacks shall be determined through the PUD review procedures set forth in Section 54, in compliance with the growth policy plan.
2. In R-S districts established before adoption of this regulation, lots shall have the following minimum setbacks:

Front yard	35 feet
Rear yard	25 feet
Side yards	25 feet each side
3. In R-S districts established before adoption of this regulation, lot setbacks may be determined through the PUD review procedures set forth in Section 54, in compliance with the growth policy plan.

Amended Resolution 2001-09

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

B. In addition to the requirements of subsection 12.050.A. (above), except for pastures, any stable, barn, hutch, pen, shed or other such structure built to enclose or house animals or fowl shall be not less than fifty feet (50') from any structure used for human occupancy.

Amended Resolution 2001-09

12.060 Building height.

Maximum building height—thirty-four (34) feet

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